

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING: August 14, 1968

Appeal No. 9728 George and Freda West, Appellants

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting on August 14, 1968.

EFFECTIVE DATE OF ORDER: September 21, 1971

ORDERED:

That the appeal for variance from the side yard requirements of the R-1-B District to permit a second story rear addition at 2132 - 31st Street, S.E., lot 815, Square 5656, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with a 2-story and basement brick single-family dwelling.
3. Appellant proposes to erect a second story addition over an existing first floor projection on the rear of the building. The proposed use for the second floor addition is a walk-in closet off the master bedroom.
4. Appellant alleges that the house is approximately 25 years old and that the closets are small as constructed 25 years ago.
5. The subject variance is requested because of the projection over which the addition is to be constructed at the rear of the property is five feet from the property line instead of the required eight feet. The remainder of the house is built on the lot line. The dwelling is detached.
6. No objection to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the appellant has shown a hardship within the meaning of the variance clause of the Zoning Regulations and that to deny the requested relief would result in peculiar and undue hardship upon the owner of the property.

Further we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the integrity or intent of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_

GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

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